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Building Committee Minutes 03/03/2009

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, March 3, 2009

PRESENT: John Cole, Chair, William Shea, Mark Miano, Robert Jefferson, Michael Boujoulian, Suzanne Robinson, Brian Sullivan

ABSENT: Ron Spangler, Rob Juusola,

GUESTS: Brett Donham, Jeffrey Shaw

The meeting was called to order at 7:30 p.m.

Donham & Sweeney reviewed various floor plans for both the Highland and Central stations, the committee was going to study and vote on a preferred layout at the next meeting.

Donham & Sweeney passed out existing mechanical systems survey for both stations. These were to be reviewed by committee members to see if this requirement needs to be done by mechanical engineers.

The minutes for February 17th were approved.

The committee approved two invoices from Donham & Sweeney, \$1,200 for Highland and \$1,650 for Central. Chairman Cole is going to review the expense portion of these invoices, which was not approved. He will report to the committee regarding his discussion with Donham & Sweeney.

Below are the notes of Donham & Sweeney:

MEETING NOTES

Donham reviewed the meeting notes from 2/17/09 and reported that the surveyors had started work and had been to the two sites (correction: due to inclement weather surveyors have only been out to Central Station as of 3/4/09). A structural engineer had been hired. Two MEP engineering firms were discussed; Mohammed Zade and Griffin & Very. D&S to vet them and seek proposals.

The estimated budgets dated 2/17/09 were briefly discussed with no clear resolution. The last item in the meeting notes had stated that the Finance Committee has the Highlands station proceeding first. This was corrected

to be the Capital Budget Committee, but that order of precedence is not actually settled.

The Building Committee wants D&S's considered advice as to which project proceeds first and whether there are significant cost savings if both proceed at the same time.

D&S's analysis of the existing MEP systems for each building was distributed. The Committee to advise as to whether these analyses are sufficient. B. Jefferson reported that the residential HW heater at the Central station had failed. Questions were raised as to whether the new buildings should contain tank less water heaters and whether they would need to be larger than 50 gallons if using a tank.

J. Shaw distributed a draft LEED point sheet which indicated that a Silver rating was possible. He reported that in order to get an actual LEED rating, commissioning would be required (a prerequisite of the earth & Atmosphere section of LEED NC). This could be done by a qualified town employee serving as the Commissioning Authority. There was no resolution on whether the town had such an employee. D&S to provide information about what is required of the Commissioning Authority. S. Robinson to work with J. Shaw vetting and expanding the LEED analysis.

A discussion took place regarding available assistance with energy modeling. In the LEED point sheet D&S assumed prescriptive path to energy efficiency to avoid costly energy modeling. S. Robinson thought that the utility companies may have a program to provide funding for all or part of the costs for energy modeling. Energy modeling has the potential to provide more points than prescriptive path energy design.

The January D&S proposal for assistance with LEED certification from design development through completion was \$13,000. D&S to break that down as to specific services included within the fee.

Space allocation plans for both buildings were reviewed.

For the Central Station, space can be laid out without an elevator if the fire administration offices were located on the first floor and the Auxiliary Lighting Truck can be housed elsewhere, as the ladder truck at Central needs a drive through bay. B. Sullivan and B. Jefferson to look into this and get back to D&S by 3/10/09.

The Highland Station plans showed a small addition being needed. D&S to check the Town zoning ordinance to see if any variances would be needed and whether the Conservation Commission would have a review role.

The Historical Commission has a review role for any exterior changes in either station including lowering the floor and raising the center arch (if necessary) at Highland. A meeting date has been set with the Historical Commission for 7 April, D&S to confirm that we are on the agenda. B. Donham requested that at least one member of the Building Committee accompany D&S to that meeting.

It was noted that the Training Room should have AC.

The next meeting is scheduled for 17 March. The agenda will include:

- o Review of Schematic Design drawings
- o Zoning analysis for the Highlands Station
- o Draft building conditions report
- o Report on advancement of the LEED rating sheet.

Adjourned at 9:45 p.m.

Respectfully submitted,

Bill Shea